

GOURMET KITCHEN PACKAGE

- Appliance allowance includes:
 - 30" Built-in, self-cleaning electric oven
 - 30" Built-in gas cooktop
 - Built-in microwave
 - Vent pack, vented to exterior
 - Energy efficient dishwasher
 - 1/2 HP disposal
- 3CM granite / Level "A" Quartz countertops
- Lexicon under-mount sink (with choice of color)
- Custom cabinetry (Oak, Maple, Knotty Alder or Painted) with raised panel cabinet doors and hidden hinges
- Soft-close cabinet door & full-extension, soft-close drawers
- 42" upper cabinets
- Designer hardware on cabinets & drawers
- Pullout trash container storage
- Electrical outlet in island
- Designer tile back splash
- "Delta" kitchen faucet (choice of finishes)
- LED under-cabinet lighting
- Garbage disposal air switch

LUXURIOUS BATH PACKAGE

- Master shower has tiled floor with tiled curb & clear or obscured glass enclosure
- Frameless glass on stand-alone showers with choice of bracket finish
- Inset niche in all showers
- Italian marble or 2cm quartz vanity tops with round or square under-mount sinks
- Custom framed mirrors in all baths
- Elongated commode in all baths
- Custom cabinets with raised panel doors (Oak, Maple, Knotty Alder or painted)
- Linen closet/cabinet for storage *per plan
- Cabinet above commode in master bath

- Humidity reducing bath ventilation
- "Jetta" brand soaker tub with tile splash surround
- Coordinating bath accessories - towel rings / bars and tissue holders
- "CertainTeed" water-proof diamond backer board in all showers
- "Schluter" water-proof system in stand-alone showers

ENERGY EFFICIENT PACKAGE

- 95% AFUE furnace with a 14 SEER rating air conditioner
- HVAC unit suspended in attic to reduce noise and maximize interior living space
- Solid vinyl Low-E thermal pane windows
- Exterior window perimeters caulked to brick to prevent air leakage
- Roof & continuous soffit vents for improved air circulation
- Extensive insulation package: R-15 net/blown-in fiberglass insulation in all exterior walls (excludes garage). R-38 insulation blown in flat ceilings
- Dow Sill under all exterior first level base plates
- Recessed dryer connection box (saves space, energy & reduces fire hazard)
- Poly-sealed exterior doors, windows, plumbing and wires to attic to prevent air loss & drafts
- R-6 duct work and plenum are double taped, sealed and screwed to reduce air loss

HOME AUTOMATION PACKAGE

- Structured wiring package includes pre-wires & trim for Cat 6 (data and cable) - 5 total drops at customer's desired locations
- Structured media panel in interior closet for all cable and phone connections
- State-of-the-art alarm system with (1) motion detector, (1) touchscreen keypad and automation capabilities via Z-Wave devices

- Programmable thermostat
- Inter-connected smoke alarms and carbon monoxide detector (AC powered with battery backup)

PLUMBING FEATURES

- "PEX" water line system
- Ice maker water connection at kitchen refrigerator
- PVC drain lines
- Gas drops for furnace(s), fireplace, water heater and cooktop*
- Energy efficient 50 gallon water heater
- "Delta" plumbing fixtures in all baths (choice of finishes)
- All sinks and commodes equipped with easy access shut-off valves
- White steel tub/shower in secondary baths
- Washing machine plumbing connections in utility room
- Master water shut-off valve inside home

ELECTRICAL FEATURES

- "Decora" plates and switches
- Electric dryer connection
- Attic light by furnace
- Power outlet in attic
- Recessed can lighting in kitchen and hallways
- Exhaust fans in all baths
- Standard outlets per city code requirement
- Family, study, bonus and bedrooms blocked and wired for ceiling fans with 2 gang switches
- 200 Amp service panel

*Floor plan and elevation specific

Information believed to be accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. 10.10.25

PROFESSIONAL ACCOMMODATIONS

- Professional design consultation with Studio Tatum Home Design
- Scheduled Pre-Construction & Final Orientation Meeting with your home builder
- QBW's Premier Warranty Protection Plan

DESIGN PACKAGE

- Fiberglass front door (several to choose from)
- Patio garden door with tilt & raise integral blinds *per plan
- "Masonite" designer interior doors (many style options)
- "Sherwin Williams" paint products:
 - 1 paint/stain color for trim
 - 1 paint color for walls w/ matching ceilings, flat finish
 - 2 paint/stain color for cabinets
 - 1 paint color for interior doors
- Hand texture on all ceilings and walls
- Customer's choice of either stained or painted base boards and door casings
- 5 ¼ pine baseboards in all main living areas
- 3 ¼ pine base boards in bedrooms, closets & bathrooms
- 3 ¼ pine door casings throughout
- Out-of-season shelves and rods in master closet
- Shoe box storage shelves in master closet
- 36" gas burning fireplace with gas logs and remote switch
- Custom wood mantel over fireplace
- Customer's choice of fireplace hearth surround (tile, brick or natural stone)
- Designer tile floors in entry, kitchen, dining, living, baths, hallways, utility room and study*

- (1) Pull down stair to attic in garage
- Custom-built staircases and handrail system with wrought iron or wood spindles*
- Solid wood garage to home access door
- Single key deadbolt locks on all exterior doors
- Interior door levers with oil rubbed bronze, satin nickel, chrome or matte black finish
- Privacy lock on master bedroom and all bath / toilet areas*
- Designer hardware on all cabinetry
- "Mohawk" and "Shaw" naturally stain resistant fiber carpet with 6lb. pad
- Italian marble or 2cm quartz countertops in laundry*

TIMELESS EXTERIOR PACKAGE

- 3 Exterior paint colors with additional cedar stain color *per plan elevation
- Brick mailbox with concrete pre-cast address number plate
- Divided light front windows*
- Full, seamless guttering
- All furnace and plumbing vent stacks painted to match roof shingles
- Insulated, 6-panel fiberglass side garage door with concrete sidewalk to driveway*
- (1) Garage door opener with two transmitters
- Covered patio
- Exterior lighting (soffit mini lights or coach lights)*
- Weatherproof electric outlets (2 standard)
- (2) Exterior frost-proof water faucets

CONSTRUCTION FEATURES

- "QBW" transferrable 10 year limited structural warranty
- Concrete driveway to extend 30' beyond garage with lead walk to front entry
- 7/8" "Advantec" plywood sub-flooring on all two-story plans
- Concrete pad for all A/C compressors
- Limited lifetime fiberglass composition shingles with synthetic underlayment
- 7/16" Zip system structural wall sheathing & tape
- 10" J bolts with nuts and washers
- Treated base plates
- 2x4 studs on 16" centers
- "T.J.I." structurally engineered floor joist systems*
- Engineered header above 2-car garage opening to prevent failure or sagging
- "Smart Trim" fascia and soffit cornice products
- 8/12 roof pitch
- Dug footing foundation

The specifications listed in this document are hereby understood and approved.

Buyer Signature

Buyer Signature

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